

ZONING BOARD OF REVIEW

January 9, 2006

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George Igor Runge

Robert Toth Jonathan L. Elion

Stephanie A. Osborn Frances M. Alexakos, Alt. #1

Douglas W. Bates, Alt. #2

Also,

Stephen A. Alfred, Town Manager

Nancy Letendre, Special Legal Counsel

Vincent Murray, Director of Planning

Dale Holberton, Town Clerk

Vincent J. Vespia, Chief of Police

The Honorable Town Council

Conservation Commission Members

**The Zoning Board of Review will meet Wednesday, January 18, 2006,
at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00
p.m. in regard to the following petitions:**

Continuation of the Petition of Keith Munroe, 117 Main Street, Wakefield, RI for a Special Use Permit & Variance to construct a dwelling closer to a front line (35' setback required – 27.33' setback requested) and locate a septic system closer to a wetland (150' setback required – 68' setback requested from a wooded swamp and 42' to an area subject to storm flowage) in an R-20 Zone. Premises located between Utility Pole 8530 and Utility Pole 8531 Parkwood Drive, Kingston, RI, Assessor's Plat 31-2, Lot 134, Section 401 R-20 Dimensional Regulations, Section 504 and 907. (George, Toth, Osborn, Bates)

Continuation of the Petition of Mark Schultz, 48 Oak Drive, West Brookfield, MA for a Special Use Permit & Variance to construct an open deck to an existing trailer closer to a front line (25' setback required – 3' and 4' setback requested) in a CN Zone. Premises located at 854 Matunuck Beach Road, 1 Exit Street, Carpenters Beach Meadows, South Kingstown, RI, Assessor's Plat 92-2, Lot 55, Section 203, 204D and 907.

Petition of Joe & Jodie Luzzi, 5 Ellen Brady Drive, West Kingston, RI for a Special Use Permit to remove an existing 16' x 26' cottage and construct a 24' x 34' cottage with a 10' x 20' open deck with a 4' x 16'-2" ell in an R-200 Zone. Premises located at Row 8 West, Cottage #3, Roy Carpenters Beach, South Kingstown, RI, Assessor's Plat 92-1, Lot 9, Section 203 and 907.

Petition of Davitt Design Build, Inc., 4 Frank Avenue, West Kingston, RI for a Variance to construct an addition closer to a front line (40' setback required – 37' setback requested) and a corner side line (40' setback required – 25' setback requested) in an R-80 Zone. Premises located at 680 Wordens Pond Road, South Kingstown, RI, Assessor's Plat 60-1, Lot 5, Section 207 and 907.

Petition of Theodore Bosack & Jeanne Schwager, 5 Patricia Drive, North Providence, RI for a Variance to construct a 22'-10.5" x 22'-3" garage addition closer to a front and side line (25' front setback required – 15'-6" front setback requested) (10' side setback required – 6' side setback requested) and an addition to the rear of the structure closer to a side line (10' setback required – 8'-6" setback requested) in an R-10 Zone. Premises located at 88 Meadow Avenue, South Kingstown, RI, Tax Assessor's Plat 57-4, Lot 153, Section 207 and 907.

Petition of John Matuza, 215 Silver Lake Avenue, Wakefield, RI for a Special Use Permit to install a septic system closer to a wetland (150' setback required – 48.92' setback requested) in an R-20 Zone. Premises located at Pole #2 Red Feather Trail – North, South Kingstown, RI, Tax Assessor's Map 34-2, Lot 73 and 74, Section 504.1 and 907.

Petition of Robert Christina, 227A Shore Road, Westerly, RI for a

Variance to construct a second floor addition and a front roof overhang closer to a front line (25' setback required – 14' setback requested) and a side line (10' setback required – 8.4' setback requested) in an R-20 Zone. Premises located at 51 Lake Avenue, South Kingstown, RI, Tax Assessor's Map 92-2, Lot 192, Section 207 and 907.

Petition of Robert Turcotte, 49 Pleasant Street, Wakefield, RI for a Special Use Permit to exceed the square footage permitted for an accessory apartment by 46 sq. ft. (750 sq. ft. maximum – 796 sq. ft. requested) in an R-10 Zone. Premises located at 49 Pleasant Street, Wakefield, RI, Assessor's Plat 63-2, Lot 53, Section 503.2 (E) (2) and 907.

Individuals requesting interpreter services for the hearing impaired must call 792-9642 seventy-two (72) hours in advance of the meeting date.